

LAND BOARD AGENDA ITEM

November 17th, 2008

**SET MINIMUM BID FOR LAND BANKING PARCELS # 350, 351, & 462
WHEATLAND COUNTY**

Seller:	State of Montana, Department of Natural Resources and Conservation
Nominator:	Parcels 350 & 351 - Lessee, Winnecook Ranch Co Parcel 462 – DNRC, Northeast Land Office
Location:	Parcels 350 & 351 – Thirteen miles northeast of Harlowton Parcel 462 – Ten miles west of Harlowton, along US Highway 12.
Property Characteristics:	Parcels 350 & 351 – All parcels are used as grazing land. It is expected that this land will be used for grazing livestock in the future. Parcel 462 – The majority of this parcel is used as grazing land, additionally; the Duncan Colony owns a number of improvements on this parcel. These improvements include 4 grain bins, a hog waste lagoon and associated pipeline, public drinking water well and gravel tipple.
Access:	Parcels 350 & 351 – These tracts are not legally accessible to the general public because they are surrounded by private land and there are no public roads or easements across private land to the state land. Parcel 462 – this parcel is split by US Highway 12, providing legal public access. The discharge of a firearm on state land within ¼ mile of an occupied dwelling or outbuilding is prohibited by ARM 36.25.149. As a result of the proximity of Colony developments, application of this rule prohibits firearm discharge on approximately half of the northern portion of the parcel and the entire southern portion.

Agency Recommendation:

Based on appraised values, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value Without Access	Appraised Value With Access	Recommended Minimum Bid	Trust
350	640	\$128,000	\$256,000	\$256,000	UM
351	161.20	\$32,240	\$64,480	\$64,480	Common School
462	184.62	\$92,310	\$92,310	\$92,310	Common School
TOTAL				\$412,790	